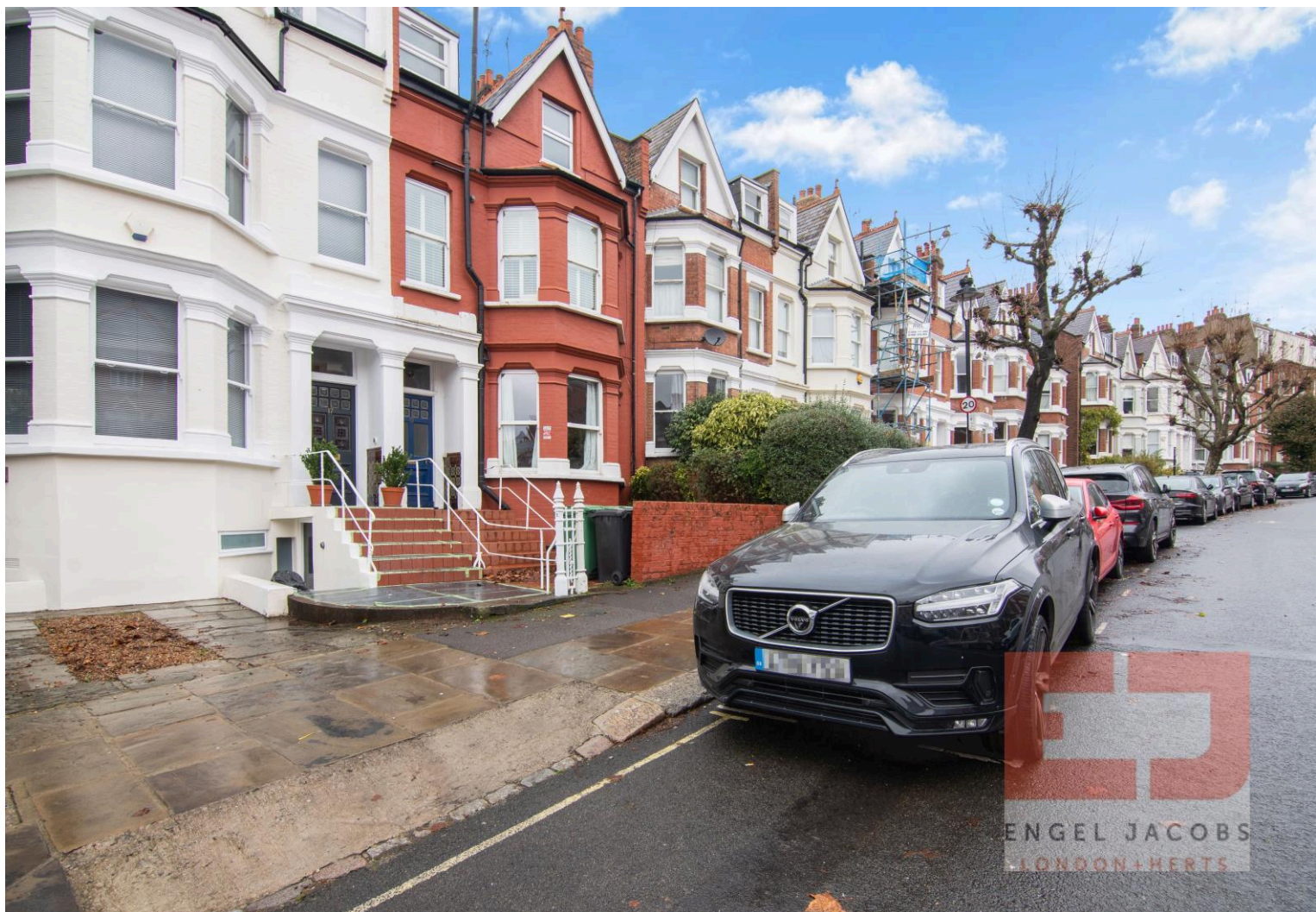




ENGEL JACOBS
LONDON+HERTS



- Top Floor Flat
- Separate Reception Room
- 5 minute walk to West Hampstead Train Stations
- One Bedroom
- Close to Amenities
- Available Now!



Lyncroft Gardens
London

Offers Over £1,600

Kitchen 11' 8" x 9' 0" (3.55m x 2.74m)

Fitted units, both wall mounted and base, ample work surface area, oven with electric hob, laminate flooring

Bedroom 14' 0" x 12' 9" (4.26m x 3.88m)

Large, bright room with double glazed window to rear aspect. Fitted wardrobes, carpeted throughout, radiator.

Reception 14' 1" x 11' 1" (4.29m x 3.38m)

Large bright room with double glazed window to front aspect. Fitted cupboards, carpeted throughout, radiator.

Bathroom

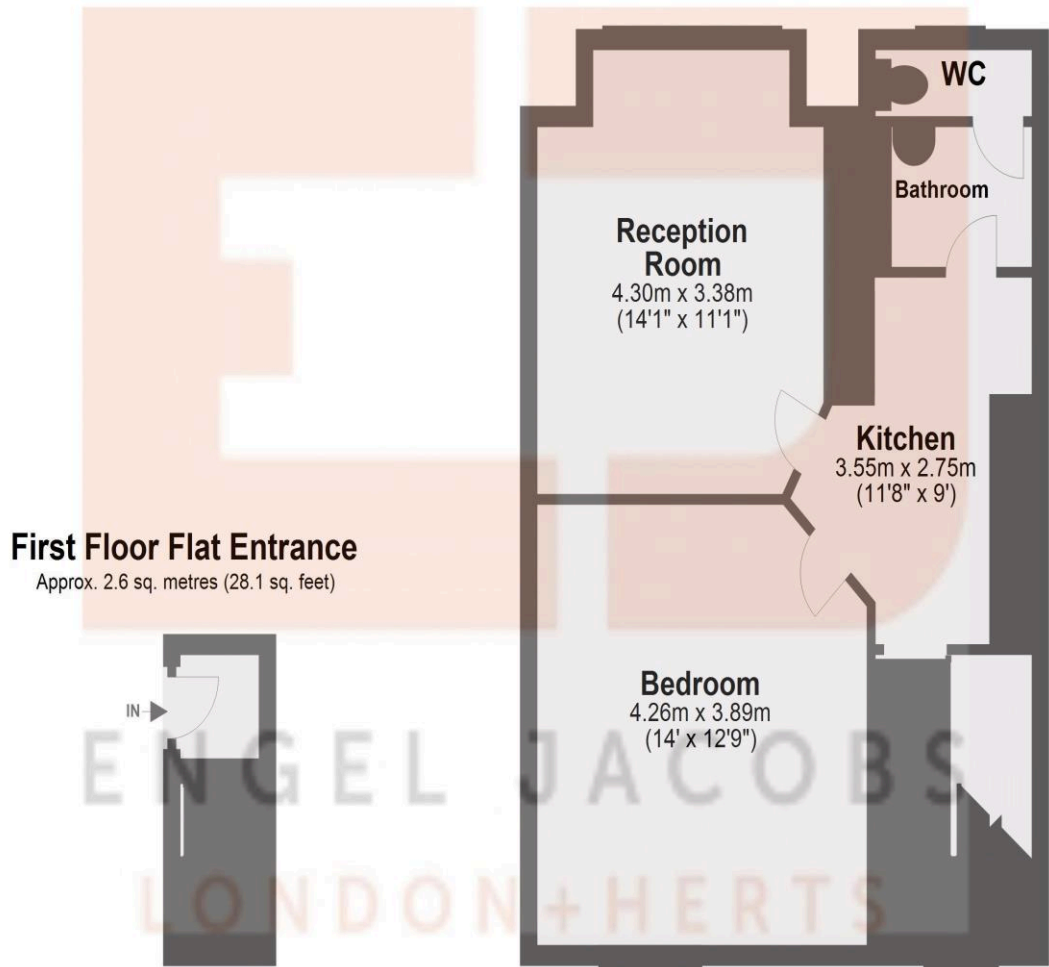
Partly tiled, bath unit with shower attachment, low level WC, pedestal hand wash basin.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Lyncroft Gardens

Top Floor

Approx. 49.3 sq. metres (530.6 sq. feet)



Total area: approx. 51.9 sq. metres (558.7 sq. feet)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.